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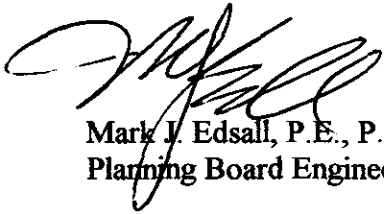
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** MEADOWBROOK ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF N.Y.S. ROUTE 94 (Near Meadowbrook Lodge)  
SECTION 65 – BLOCK 1 – LOT 61.1 and 61.2  
**PROJECT NUMBER:** 01-42  
**DATE:** 13 JUNE 2001  
**DESCRIPTION:** THE APPLICATION IS FOR A 183 LOT SINGLE-FAMILY  
RESIDENTIAL SUBDIVISION LOCATED ACROSS THE  
CORNWALL/NEW WINDSOR TOWN LINE. THE PLAN WAS  
REVIEWED VERY CONCEPTUALLY ONLY

1. The project is located to the northwest of the Meadowbrook Lodge. The plans are based on a clustered layout of the lots, with 18 of the lots in Cornwall, and the balance in New Windsor. The application was before the Town of Cornwall Planning Board at their 4 June 2001 regular meeting (their application 01-16).
2. The application is premised on a cluster layout approval from the Town Board. The applicant should clarify their proposal as to the proposed zoning standards for the project, and the application should be referred to the Town Board for review and action. The Town Board will no doubt review the number of lots which would be developable on the parcel with standard zoning layout, to support the 165 lots proposed in New Windsor.
3. The project is based on the availability of both sewer and water from the Town of New Windsor. The applicant will need both sewer and water district extensions for the services as proposed. This will require affirmative action of the Town of New Windsor Town Board. Until we are aware that extensions will be granted, detailed review will be inappropriate. Eventually, NYSDEC and OCDOH approvals will be required.
4. The access is via a "spine" road from NYS Rt. 94, and two connections to the Mt. Aire Major Subdivision in New Windsor, which is currently in construction. Comment and detailed review will be necessary with the Town Highway Superintendent, as well as the NYSDOT.

5. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination Letter for the project, to begin the SEQRA review process. To my understanding, the Town of Cornwall Planning Board, Town of Cornwall Town Board, Town of New Windsor Town Board, NYSDEC, OCDOH and NYSDOT are all potential involved agencies.
6. There will obviously be a significant amount of coordination needed with the Town of Cornwall. I will assist in this regard.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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